



1 Old Railway Station, Llanfallteg, Whitland, Carmarthenshire SA34 0UN

£45,000 For Sale

Property Features

- Plot of 0.095 acres
- Outline Planning Consent
- Dormer Bungalow
- Peaceful location
- Village Community
- To be offered for sale by Public Auction
- At the Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- On Wednesday 19th August 2026 at 3 pm.

Property Summary

A plot with outline planning for a dormer bungalow in the peaceful semi-rural village of Llanfallteg.

Lying on the outskirts of Whitland, a popular market town with a range of amenities and attractions.



Full Details

OVERVIEW

A level building plot extending to approx. 0.10 acres (382.86 sq. m.) benefitting from outline planning permission for a detached property, located in the peaceful village of Llanfallteg, situated on the Carmarthenshire / Pembrokeshire border.

The plot benefits from approx. 15m frontage and a depth varying from 20m and 34m, with an existing detached garage situated in the rear corner accessed via a concrete driveway. The remainder of the plot is down to grass with unrestricted access from the highway in front, opposite The Plash public house.

There may be further development potential, by means of a building plot, subject to obtaining the necessary planning consents.

SITUATION

The village is rural, yet accessible, being within 2.5 miles of the A40 trunk road and 5 miles equidistance from the popular market towns of Narberth and Whitland, both providing an excellent range of amenities and services.

Lying on the outskirts of Whitland, a popular market town with a range of amenities, Primary and Secondary Schools, Shops and Public House. The plot is also surrounded by entertainment facilities such as Folly Farm, Oakwood and many more. With beaches such as Amroth, Pendine and Newgale a short distance away.

The location also has excellent links to the newly improved coastal highway that stretches from Carmarthen to Fishguard, making commuting, everyday journeys or family days out simple and low effort.

FOR SALE BY PUBLIC AUCTION

To be offered for sale by Public Auction (Subject to conditions of sale) at The Garden Suite at The Rassoi Indian Kitchen, Pontlliw (The former Glamorgan Arms), Swansea SA4 9DY on Wednesday 19th August 2026 commencing at 3pm.

Vendor Solicitor: Laura Hope
Solicitor-Commercial Property
For and on behalf of Redkite Solicitors
Mobile 07974471566
Tel 01792 892166
Email: laura.hope@redkitelaw.co.uk



Tenure

We understand that the property is held on a Freehold basis.

Services

The property does not benefit from any services.

Postcode/What 3 Words

SA34 0UN

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Energy Performance Certificate

This property does not benefit from an EPC.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Plans, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

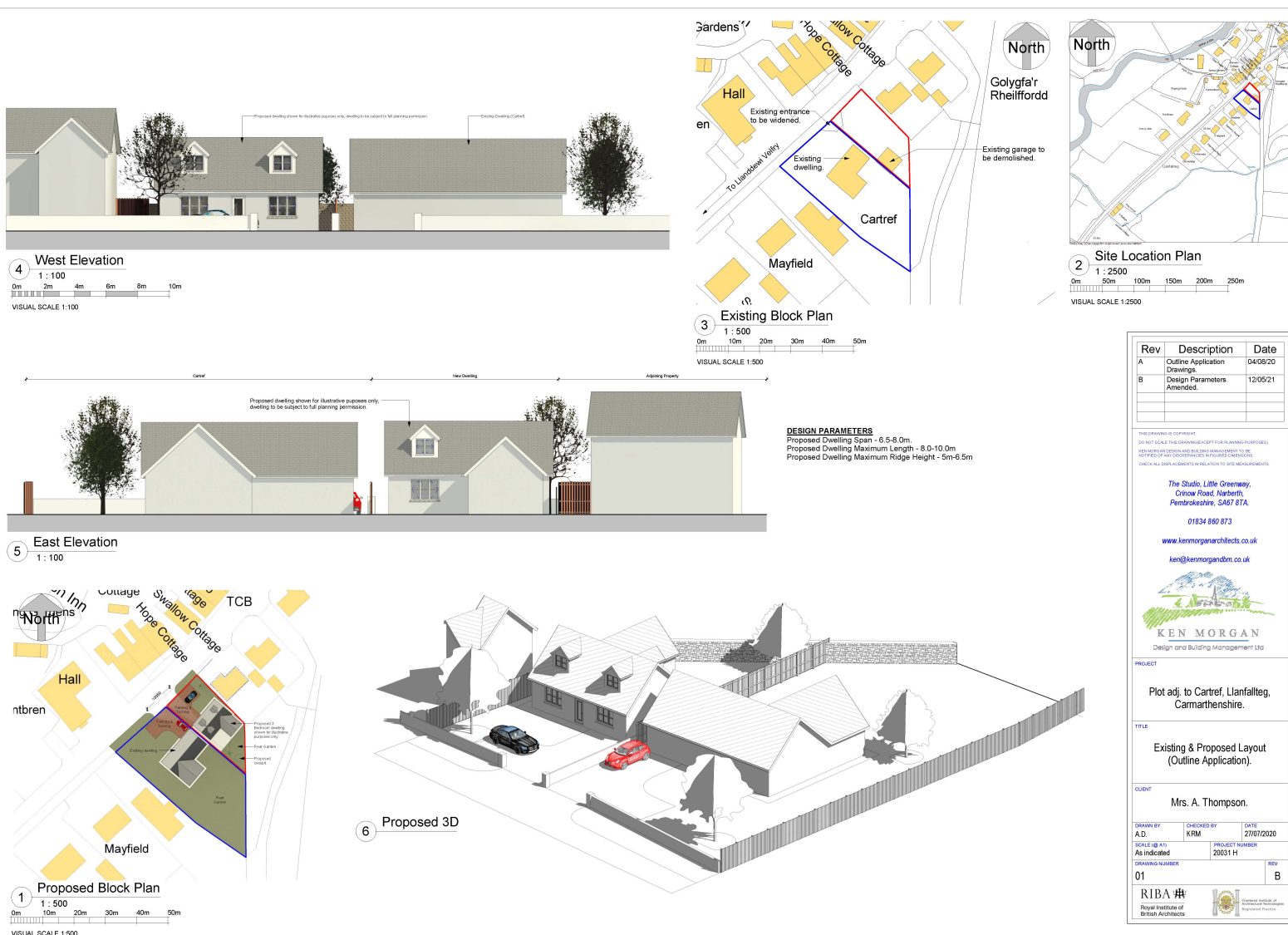
The property has outline planning for a dormer bungalow. Reference number: PL/00145

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

Viewing & Further Information

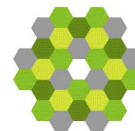
By appointment with the auctioneers, Rees Richards & Partners, Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 Email: property@reesrichards.co.uk

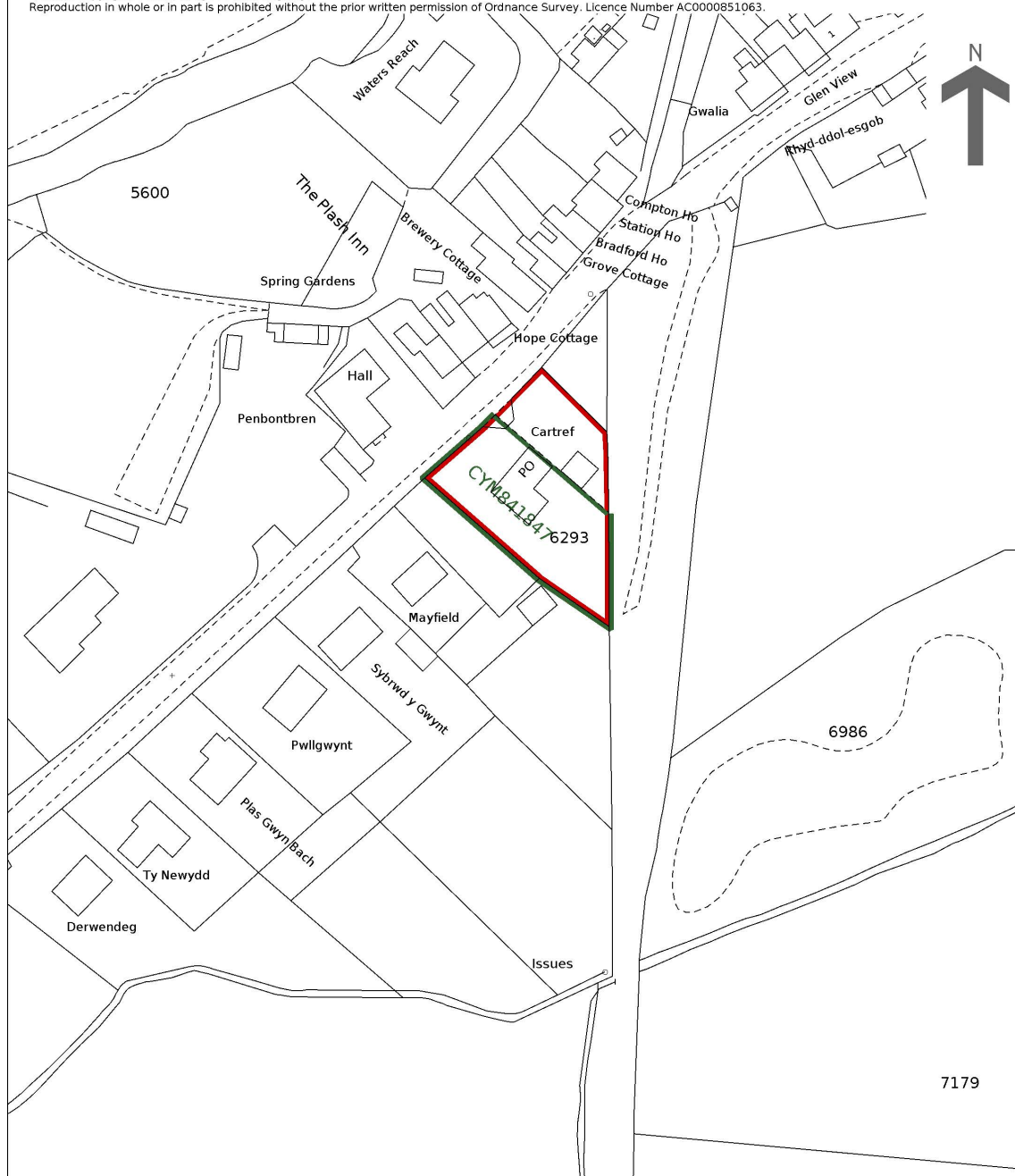


HM Land Registry
Official copy of
title plan

Title number **CYM229267**
Ordnance Survey map reference **SN1519NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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